

MINUTES

RANDOLPH COUNTY PLANNING BOARD

June 3, 2003

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, June 3, 2003, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Planning Board Meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Phil Ridge, absent; Larry Brown, present; and Chris McLeod, present.
3. **Craven** made the motion, seconded by **McLeod**, to approve the minutes of the May 6, 2003, Randolph County Planning Board Meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**
 - A. **WILLIAM B. FULTON, JR.**, Sophia, North Carolina, is requesting that 1 acre (out of 5.04 acres) located at 9060 Hillsville Road, Trinity Township, be rezoned from RA to HC-CU. Parcel ID# 7726128995. The Conditional Use Zoning District would specifically allow the existing residence to be used for an accounting office.

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 4.2 *Highway-oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.*

Policy 5.1 *Office and institutional development should be encouraged to locate as transitional land use between activities of higher intensity and those of lower intensity.*

Fulton, 8133 Hillsville Road, Sophia, was present and explained that he plans to lease the structure for an accounting office. Fulton said that he has owned the property since 1945 and the house was used for a residence.

There was no one present in opposition to this request.

Brown made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- B. **JIMMY TROTTER**, Thomasville, North Carolina, is requesting that 3.92 acres located on Carl Lee Drive, Tabernacle Township, be rezoned from RA to CVOM-CU. Lake Reese Watershed. Parcel ID# 6782688800. The Conditional Use Zoning District would specifically allow the re-division of a lot within an existing subdivision into 3 lots. The lots would allow a single-wide mobile home, double-wide mobile home, modular home, or a site-built home.

*The Technical Review Committee met to review this request and recommended that this request be **denied**. The staff felt a Residential Restricted Zoning District would be more compatible to the existing housing patterns in the community.*

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Policy 8.8 *The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.*

Trotter, 196 Paige Court, Thomasville, was present and explained that he plans to restrict the property against single-wide mobile homes. Trotter asked that his request be changed to reflect this restriction. Trotter said he may build on the lots or possibly sell the lots for development.

Joe Grooms, 3252 Hannersville Road, (lives across the road from the proposed site) said that he would like to see the request denied. Grooms said that Trotter already has 3 or 4 rental homes across from this property on Carl Lee Drive. Grooms said he didn't feel this would add anything to their community. Grooms said that he is not against progress but he felt these mobile home lots would hurt the community.

Patsy Grooms, 3252 Hannersville Road, said that there are not a lot of close neighbors to this property. Grooms said that most of the neighbors are family members of Trotter. Grooms said that she felt this would be a glorified mobile home park.

Johnson said that the applicant changed his request to only allow double-wide mobile due to concerns for single-wide mobile homes.

Brown said he would like to see some proposed private deed restrictions. **Trotter** said he has not written any proposed restrictions. Trotter said that he plans to sell the lots and not rent the property.

Dorsett asked Trotter what size houses he would build on the property (if he built). **Trotter** answered the homes would be in the 1200 to 1400 sq. ft. house size. **Dorsett** asked if he had plans to restrict the homes with a minimum house size requirement. **Trotter** answered that he would restrict the homes to 1000 sq. ft. minimum size.

McLeod asked Trotter if he would be against restricting the lots to only site-built houses. **Trotter** said that he would like the option to develop the lots with double-wide mobile homes or site-built homes.

There were two people present in opposition to this request.

McLeod said he would like to see something nicer along Ross Wood Road.

Brown said that he would be more comfortable if there were proposed restrictions available.

Craven said that he did feel better about the request with the housing type being upgraded.

Trotter said that he would be willing to place a minimum house square footage of 1100 or 1200 sq. ft.

Craven said that he felt the minimum house size should be in the 1200 or 1300 sq. ft. range. **Dorsett** said he would agree to a 1300 sq. ft. house size with the condition of site-built homes or modular homes only.

Trotter said he wouldn't be willing to restrict against double-wide mobile homes if he agreed to a minimum house size of 1300 sq. ft.

Craven said that he would rather see either modular or stick-built homes. Craven said that if one double-wide mobile home goes on the property, two more will follow.

Brown made the motion, seconded by **Craven**, to recommend to the Commissioners that the request be **denied**. The motion passed unanimously.

- C. **MARTHA HUDSON**, Ramseur, North Carolina, is requesting that 7.37 acres (out of 88.36 acres) located on Young Road, Grant Township, be rezoned from RA to RM-CU. Parcel ID# 7790895302. The Conditional Use Zoning District would specifically allow an 8-space mobile home park.

*The Technical Review Committee met to review this request and recognized the County Commissioners had set a housing pattern precedence along Young Road when they approved the site-built residential subdivision, Pine Meadows. Manufactured housing would not be consistent with this housing pattern in the community. The Technical Review Committee recommended to the County Planning Board that this request be **denied**.*

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 *The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.*

Policy 6.12 *Factors to be considered in major subdivision approval in Primary and Secondary Growth Areas will include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.*

Policy 8.2 *Public involvement is encouraged in decisions on land use and development by making the public aware of proposed developments at the earliest opportunity, and fostering communication between the development industry, the public and Randolph County government.*

Jerry King, Surveyor, said that after Hudson heard the concerns of the neighbors at the Neighborhood Information Meeting, she decided to change her request to a residential subdivision for double-wide mobile homes with permanent foundation, modular homes, and site-built homes with a minimum house size of 1300 sq. ft. King said that this change would include 10.50 acres for a 10-lot subdivision. King asked the Board to change the request. King said that Hudson inherited the property. King said that due to limited finances, Hudson is only asking to develop 10.50 acres of this large tract of land (at this time). King provided the Board with proposed private deed restrictions. King said that once Hudson's finances are built up, she plans to come back and ask for more of the property to be developed. King said there will only be two lots fronting on Young Road. King said that all the new lots will be owner-occupied (with exception to the existing mobile home on one of the Young Road lots). King said that Hudson has sold some adjoining tracts to her neighbors. King said that if Hudson develops more of this property, she will need to divide the tracts into larger tracts because of the poor soils on the remainder of the property.

Faye Cox, 1211 Grantville Lane, said that she owns land that adjoins this site. Cox said that she is not opposed to this request. Cox said that this is Hudson's land and she has the right to do what she wants to with the property. **Brown** asked Cox if she would put double-wide mobile homes on her property and Cox said that she doesn't have any plans to develop her property. Cox said that

people could afford to have more land if the County gave incentives to people to own large tracts of land. Cox encouraged her neighbors to talk to the County about this problem.

Michael Cox, Sr, 4141 Young Road, said that his family has lived on this land for 250 years. Cox said that Scenic Oaks Mobile Home Park is the closest mobile home park to this area. Cox said that the Sheriff's Office has received 58 calls of domestic abuse, discharging weapons, etc. since 2002. Cox said that the lowest denominator of permitted development would be what the housing becomes. Cox said that he is concerned about water quality, family's safety, and property values. Cox said that he has lived on this property all his life with the exception of his time in the United States Army and while he was in school. Cox said that there has been a construction trailer on this property for several months. Cox said that there are no plans for County water and the water tables are down and additional development would strain this resource. Cox said that this development would not help the community. Cox said that the last thing he wants to see is another deputy sheriff shot dead in another manufactured housing subdivision.

There were 10 people present in opposition to this request.

Mark Craven, 4394 Young Road, asked questions to clarify the changes in this request. Craven said that they purchased property here to get away from the urban life of the city. Craven said that there are chicken houses and many other farms in the area. Craven said that he is a third-shift worker and feels this would create more noise in the neighborhood. Craven expressed concern for the additional traffic that would come to Young Road. Craven said that his biggest concern originally was that the property would be rented.

McDowell said that he felt this is a substantial change to the request and the Planning Staff should have the time to make a formal recommendation with these changes.

McLeod said he felt the neighbors had expressed reasonable concerns.

Craven said that he is concerned with not knowing how much future expansion will take place on this property. Craven said that Grantville Lane experiences extreme traffic problems now and this development would only add to this problem. Craven asked how much more saturation can this community stand. Craven said he realized the request has been upgraded greatly but he still had concerns.

Dorsett said that he is concerned that the Board would have to grant an expansion in the future if this request was approved.

Brown said that the entire request has changed and made the motion to recommend the decision be **postponed** until July. **Dorsett** seconded this motion and the motion passed unanimously.

- D. **SDT DEVELOPMENT, LLC**, Archdale, North Carolina, is requesting that 39.67 acres located on Fuller Mill Road North (just past Finch Farm Road), Tabernacle Township, be rezoned from RA to CLOE-CU. Lake Reese Watershed. Parcel ID# 6794671007, 6794661258, 6794661541, and 6794661725. The Conditional Use Zoning District would specifically allow the development of a 40-lot cluster subdivision for site-built homes only. Pauline Walker Cox & Others - Property Owners.

*The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be **approved**.*

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.4 Innovative and flexible land planning techniques shall be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.

Policy 6.7 Open space flexible cluster subdivisions shall be encouraged through Special Use Permit zoning in all growth management areas.

Policy 6.13 Each lot in a subdivision planned for single-family residential development shall be designed to contain well and septic tank on the same lot as residence unless alternate system approved through "open space" clustering designs.

Johnson gave a summary of the concept of open-space residential subdivisions. Johnson said that this is one of the development alternatives that was added to the County's Growth Management Plan and Unified Development Ordinance last year. Johnson said that the regulations restrict the way that open spaces can be used and explained that the developers plan to restrict the homes to at least 1,800 sq. ft. Planning staff presented a detailed photographic review of open space and buffer areas with the proposed development.

Stan Byrd, 3238 Byrd Lane, said that they had promised the ladies that own the property that they would develop the property with stick-built homes only. Byrd said that the common open-space area will be maintained and owned by the homeowner's association. Byrd said that they chose this property for an upscale subdivision.

Eric Black, 6651 Post Road, said that he moved here for peace and quiet in the country. Black said that he is concerned that septic tank lines would be on ½ acre lots. Black said that he is concerned about the groundwater and the run-off this development would cause. Black said his concern is his quality of life.

Byrd said that they have had a soil scientist to check the property and have been given an almost 100% perking rate. Byrd said that the open-space area can be used for septic tanks.

Johnson said that the borders of the property will be maintained and undisturbed. Johnson said that this is a very effective way to reduce stormwater run-off. Johnson said that 50% of the property will be maintained in this open-space.

Brown made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

5. The meeting adjourned at 8:18 p.m. There were 27 citizens present for this meeting.

NORTH CAROLINA

RANDOLPH COUNTY